

# WESTBROOK NEWS BITES WINTER 2022



## INSIDE OUR NEW WINTER NEWSLETTER 2022:

- Construction update
- Family and Friends Referral
- Daffodil Day
- Meet Sam Hewa
- Winter-proof your home!
- Perfect Compost
- Malt Cider Baked Chicken

# WINTER AT WESTBROOK

**Winter may be here, but plenty is happening at Westbrook right now.**

Here is our round up of all the latest news from the estate, along with some great suggestions for things to do and see in and around Truganina and Tarneit in the coming months.

## CONSTRUCTION UPDATE



Avion Park

**The development of Westbrook continues as the community expands!**

Purchasers of lots in Stage 47A will be excited to hear that civil construction works are now completed and have titled.

Stages 61 and 62 have titled with Stage 63 nearing completion and titles expected in late August / early September.

In other highlights, Westbrook residents and especially those with young families, will be excited to know that Avion Park in Stage 45 is now awaiting final approval, with the park expected to open to the public in the spring, while over in Stage 58A, road works to the proposed School site are also now underway.

**Stay tuned for more updates!**

# FAMILY AND FRIENDS REFERRAL



**It's a win-win for everyone, share in \$2K\* with our Family and Friends Referral Program!**

If you think having friends and family close by is important, then why not invite them to live at Westbrook too!

It's easy! Refer family and friends to Westbrook and if they buy land, you could each be eligible to receive a \$1,000\* debit card. It's our way of saying thank you, and welcome to the community.

But hurry, the promotion finishes on 30th September 2022. Your friend or family member needs to have signed a contract for the purchase of land before the offer ends. It's that easy, and it's open to all purchasers at Westbrook.

**What better way to:**

- Have friends and family living close by
- Live in a thriving, established community
- Be well connected to Melbourne's CBD with Tarneit Train Station close by
- Enjoy the convenience of shopping, schools, restaurants, cafes, and sporting facilities on your doorstep

**Plus, with 5% land deposits now available, it's the perfect time to secure you and your family's future at Westbrook!**

# MAKE A DIFFERENCE ON DAFFODIL DAY – 25 AUGUST 2022



**You have the power  
to save lives this  
Daffodil Day Appeal**

This winter why not do your bit for cancer research – and encourage your friends and family to do the same.

Sadly, with nearly 150,000 Australians diagnosed with cancer every year, most of us have been touched in some way by this heartbreaking disease. That's why we're encouraging you to join Aussies everywhere and show your 'Flower Power' in support of the Cancer Council's annual Daffodil Day Appeal.

The Daffodil Day Appeal is the Cancer Council's most iconic and much-loved annual fundraising campaign. In 2021, it raised almost \$1.5 million for life-saving cancer research.

And this year the Cancer Council is asking for your help once again.

Daffodil Day falls on Thursday 25 August in 2022, but you can get involved any time throughout the month by registering to fundraise for the Daffodil Day Appeal, or by making a much-needed donation, with every dollar raised helping fund life-saving research, cancer prevention and supporting people affected by cancer.

**To register or for more information about how you can become involved, visit [www.daffodilday.com.au](http://www.daffodilday.com.au)**

# HOW TO WINTER-PROOF YOUR HOME!

**It always seems as though the minute we pass the shortest day, things should start to look up, weatherwise. Instead, it's typically the time that cold weather really kicks in!**

Check out these ideas to make winter pass more smoothly. Some cost nothing, and some are expensive, and might be something to think about for next year, especially if you intend to stay in your home for a long time.

- Double-glaze your windows to avoid condensation and keep the heat in more effectively. Similarly, thermally backed curtains will hold in heat better than thinner versions.
- Dehumidifiers are great for keeping moisture out of your home, which in turn avoids mildew and mould. Don't forget to check the filters and replace them each year.
- Investing in energy-efficient heating is another no-brainer. Stand alone or ducted heat pump systems are a great option. If you live in an extremely cold part of the country they won't be as effective, but for most places they work well and are cheap to run.
- Clean your chimneys annually for optimal efficiency and effectiveness.
- Test the batteries in your smoke alarms. Photo-electric alarms are a better option than ionisation alarms. So, you might want to change them over if you have the older style.
- Clean your gutters so they work properly. If they're blocked, rainwater will back up and find the easiest way down, which could be under the roof and into your house.
- Insulate pipes that could be prone to freezing. It's also a good idea to insulate hot water pipes inside the house to save energy costs.
- Check walkways and paths and clear out moss and mould, which will make them slippery in the wet.
- Do a visual check of your roof and if anything looks out of place, get it fixed.
- And finally, if you haven't checked your insulation in several years, it might pay to do this, as insulation can compress over time and become a lot less effective.



# 7 SECRETS TO PERFECT COMPOST

Afraid to take the dive and start composting? Relax, we have got you covered with our handy 'go to' compost guide.

## Get to Know Your Greens and Browns

There are two main ingredients in any successful compost pile: carbon-rich ingredients and nitrogen-rich ingredients. The carbon camp is often referred to as 'browns' because it includes things like dried leaves, dried grass clippings, cardboard, and straw. Nitrogen-rich 'greens' include fresh leaves, fresh grass clippings, and vegetable scraps. You're going to need at least one source of each for your pile. And always start a new compost pile with a layer of browns on the bottom to absorb moisture from the pile and keep things well-aerated.

## Striking the Right Carbon-Nitrogen Balance

Successful composting depends on the interaction between brown and green waste. Any pile of organic matter will eventually decompose and feed the soil, but when the ratio of carbon (brown) to nitrogen (green) in a compost pile approaches 30 to 1, the decomposition process rapidly accelerates as thermophilic bacteria move in and the pile heats up to over 70 degrees Celsius, to produce the 'good stuff'.

## Get the Feel of Your Pile

There's no need to get out your calculator to know whether you're striking the right balance carbon-nitrogen balance. When the ratio is lower than ideal (too much nitrogen), the pile will be slimy and stinky – simply add carbon. When the ratio is higher than ideal (too much carbon), the pile will be dry and very slow to decompose – simply add nitrogen. In general, carbon-rich materials should form the bulk of the pile. A good rule of thumb is that each time you add a batch of nitrogen-rich ingredients, add roughly 4 times that amount in carbon-rich ingredients.



## Keep the Pile Covered in Carbon

In general, it's best to be on the side of too much carbon in a compost pile. The worst that can happen is it takes longer to decompose. Extra leaves, straw, and grass clippings, especially when used on the outside of the pile, reduce smells, and improve aesthetics. Aim for at least 10cm thick.

## Not Too Wet, Not Too Dry

The perfect compost pile should be moist, but not soggy. If you maintain a thick outer layer of carbon-rich material, which helps to prevent rain from soaking into the pile and moisture from evaporating out of the pile, conditions inside should stay exactly right – if you have the right 30 to 1 ratio.

## Be Patient

It takes around 6 – 12 months for compost to 'mature'. So, why not relax, stop worrying about whether you're doing it right or not, add more carbon when in doubt, and focus your efforts on enjoying this miracle of nature.

# THIS MALT CIDER BAKED CHICKEN IS FINGER-LICKIN' GOOD!

Malt vinegar baked chicken makes the perfect midweek meal! Quick and easy – it doesn't get much simpler than laying some stuff in a tray and baking it!

Not only do vinegar and sugar cook down with the pan juices and onion to create a kind of relish for the chicken, but the vinegar flavoured marinade also gives the chicken a delicious sweet and sour flavour and helps to keep the chicken succulent and tender during baking.

## Ingredients

- 6 chicken thighs
- 150 ml Malt vinegar
- 2 shallots, thinly sliced
- 2 red onions, peeled and quartered
- 4 garlic cloves peeled and bruised
- 2 tablespoons brown sugar
- 1 teaspoon of soy sauce
- ¼ teaspoon dried chilli flakes
- 6 sprigs of thyme or oregano
- Salt and freshly ground black pepper
- 2 tablespoons of olive oil

## Method

- Combine chicken with soy sauce, malt vinegar, sugar, chilli flakes, thyme, salt, and black pepper and mix well. Place in a non-reactive bowl and put the garlic cloves, shallots, and quartered onions on top
- Drizzle with the olive oil and set aside to marinate for 1 – 2 hours in the fridge (or for longer if you can). Turn the chicken over in the marinade once or twice during the marinating time if possible. It's also worth pricking each chicken thigh a couple of times with a skewer so the marinade flavour really penetrates the flesh better
- Heat your oven to 200°C using the overhead grill if possible. Place the shallots, red onions, and garlic in the base of a roasting tray large enough to hold the chicken in a single layer. Place the chicken, skin side up, on top of the onions and garlic and pour the marinade over the top
- Roast for 40 minutes until the chicken is nicely browned and cooked through, basting the chicken with the juices once or twice during the cooking time. You'll know the chicken is cooked when the juices run clear when the tip of a knife is inserted into the thickest part
- Serve with baked potatoes and a fresh green salad



## MEET SAM HEWA

## WESTBROOK'S NEW SALES CONSULTANT



**Be sure to drop by the Westbrook Sales Centre and meet Sam Hewa, the newest addition to our Sales Team.**

While Sam brings more than 16 years of accumulated experience in real estate sales, customer service, banking and finance, accountancy, documentation and compliance to the role, since 2010 he has focused his career on real estate property and land sales and is a wealth of knowledge when it comes to all things property.

We asked him about his work with Dennis Family Corporation and what he likes most about Westbrook.

**How long have you been a member of the Westbrook Sales Team?**

"I started with Dennis Family Corporation just over 10 months ago, but I've only recently joined the Westbrook Sales Team at the start of July. Prior to that, I was based at one of the company's smaller residential developments in Melbourne's north. So, I'm really excited that I'm now at Westbrook, which is one of the area's largest and most impressive estates."

**What is the best thing about your job?**

"Being able to help purchasers find the ideal block of land on which to build their dream home, and witnessing that moment when customers see the block they have chosen with a "SOLD" sticker on it, is just so rewarding."

**What are the best things about Westbrook?**

"Where do I start? There's so much to like! First, there's the great location – the Tarneit Train Station located within the estate means residents are just a 20-minute train ride from Melbourne's CBD. Plus, it is surrounded by plenty of established amenities, including the Tarneit Shopping Centre just across the road and some great primary and secondary schools close by. It is also beautifully landscaped, with plenty of sporting fields and parklands. Last, and most importantly, there's such a diverse range

of lots that will appeal to everyone from first and second home buyers to families and investors."

**Who will Westbrook most appeal to?**

"Westbrook is always going to appeal to anyone who values a well-designed residential community, in a great location, with lots of established and proposed amenities. But I think its proximity to good schools is what makes it especially attractive to purchasers with young children looking for the ideal community in which to bring up their families. The Edge precinct, featuring larger blocks located in a prime position within the estate, will also appeal to up-sizers."

**What sets Westbrook apart from other estates nearby?**

"Westbrook is by far the best designed residential estate in Melbourne's Western corridor and possesses all the essential features of a successful, thriving community."

**Favourite place to eat in and around Westbrook?**

"The City of Wyndham is home to plenty of fantastic restaurants for a night out. Being from Sri Lanka originally, one of my absolute favourites is Fusion Ceylon in Werribee, which I love for its excellent customer service and for delicious, authentic Sri Lankan cuisine!"



# SALES CENTRE

To enquire about current land availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre at 17 Society Boulevard (just off Leakes Rd).

We are also available via phone, email, Zoom, SMS and WhatsApp.

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